



Murarie, 14 Mingoola Street

Embrace Your New Home!

3D TOUR: <https://my.matterport.com/show/?m=zK1drPqjPgg>

Beautifully updated and exuding charm, 14 Mingoola Street, Murarie presents an exciting opportunity to buy in one of Brisbane's fastest growing suburbs. Occupying a 555qm allotment and instantly liveable, this residence is ideal for the young couple/family looking to enter this coveted location in unique style, as well as downsizers who still desire the genuine house experience or investors seeking a guaranteed solid return, this address offers immediate appeal.

Adding to the appeal of this home is the self-contained studio downstairs (2.4m* height) with its own bathroom & entry. Access out onto the rear patio gives it that private feeling. Ideal for home office needs, business or the teenager get away!

A renovated 1980's home has without a doubt become just as popular as a brand-new



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For Sale
Offers Pending..

View
ljhooker.com.au/THHGVB

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LJ Hooker Cannon Hill
(07) 3906 1366

modern home, if not more! Residences in this area are tightly held, especially those with as sizeable land as this one, so do not miss your chance here.

Property Features:

Upstairs:

Three generously sized bedrooms, all with air-conditioning
Master bedroom with built ins
Open plan living/dining/ kitchen creating the hub of the household
Timber floors throughout
Updated kitchen with electric cooking, an abundance of storage; including dishwasher
Main bathroom with bath, shower & separate toilet
Rooflined deck overlooking landscaped yard & greenery

Downstairs:

Self-contained studio with bathroom
Single lock up garage
Home office/workshop with separate entry
Laundry
Covered patio

Extras:

Downstairs height 2.4M*
Fully fenced 555sqm block
Side access/ space for boats, trailers etc
Front deck/balcony
Split A/C upstairs

Fees & Returns:

Rental return: \$800 - \$840 per week*
Council rates: TBA

Location:

Walk to local park and playground
Walk to train station and bus stops
15* minutes to Brisbane CBD
10* minutes to Brisbane Airport
12* minute drive to Westfield Carindale
5* minute drive to local shops: Woolworths, Coles, TK Maxx, Bunnings + more
4* minute drive to Brewdog
Local schools include: Murarrie S/S, Balmoral State High, Cannon Hill Anglican College, St Oliver Plunkett
10* minute walk to Murarrie Train Station

* = approx.

Contact Team Hansom

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More About this Property

Property ID	THHGVB
Property Type	House
House Size	270 m2
Land Area	555 m2
Including	Study Air Conditioning Balcony Outdoor Entertaining Workshop Secure Parking Fully Fenced

Deanne Hansom 0403 066 191

Principal & Licensee | cannonhill@ljhch.com.au

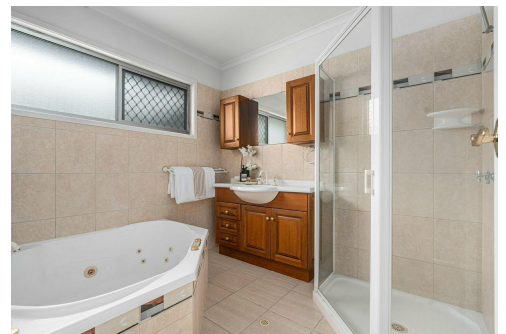
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